

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: January 15, 2009 Time: 4:00 p.m.

MEMBERS PRESENT

Pat Esparza, Chair
Frank Mizner, Vice Chair
Randy Carter
Beth Coons
Scott Perkinson
Chell Roberts
Ken Salas

MEMBERS ABSENT

None

OTHERS PRESENT

John Wesley
Tom Ellsworth
Gordon Sheffield
Debbie Archuleta
Mary Grace McNear
Donna Bronski

Ralph Pew
Tyler Wright
Rob Burgheimer
Craig Boswell

Others

Chairperson Esparza declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated January 15, 2009. Before adjournment at 4:50 p.m., action was taken on the following:

It was moved by Boardmember Mizner, seconded by Boardmember Roberts that the minutes of the December 16, 2008, and December 18, 2009 study sessions and regular meeting be approved as revised. Vote: 6 – 0 – 1 Boardmember Salas abstained.

Code Amendment: Amending Sections 11-1-6, 11-4-3, and 11-17-6 of the Zoning Ordinance.

Zoning Cases: None

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Item: Amending Sections 11-1-6, 11-4-3, and 11-17-6 of the Zoning Ordinance. The amendment proposes to add group foster homes on parcels in excess of ten (10) acres as a land use classification eligible for approval by a Special Use Permit when located within the R1-90 and R1-43 zoning districts, and set appropriate criteria for evaluation of such requests. When considered as part of the Special Use Permit application, the amendment would also permit accessory activities directly associated with a group foster home on a parcel in excess of ten (10) acres, such as administrative offices, on-site residential buildings for staff members, education buildings, both outdoor and indoor recreation facilities, and retail activities. The proposal would also consider the use of modular buildings for the identified uses.

Comments: Tom Ellsworth explained the Code Amendment would allow Comprehensive Youth Residences in the R1-90 District with a Special Use Permit. Mr. Ellsworth stated the Code Amendment would allow Sunshine Acres, which was annexed into the City from the County, to expand. It would also allow new facilities to develop.

Ralph Pew, attorney for Sunshine Acres spoke in favor of the Code Amendment.

Boardmember Roberts confirmed that the Special Use Permit process would not go to the City Council; however, they would be through the Board of Adjustment, and would require neighborhood notification and allow citizen input.

Boardmember Mizner stated he was in agreement with legitimizing Sunshine Acres and allowing them to expand.

It was moved by Boardmember Mizner, seconded by Boardmember Carter

That: The Board recommend to the City Council adoption of amending sections 11-1-6, 11-4-3, and 11-17-6 of the Zoning Ordinance:

Vote: Passed 7 - 0

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Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.cityofmesa.org*

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Item: Hear a presentation, review and discuss progress made to date on the Zoning Ordinance Update Project.

Comments: Gordon Sheffield explained the proposed changes to the Zoning Ordinance in Module 2. He stated that about 75% of the work needed to complete the Zoning Ordinance update was finished. He summarized the goals of the project, wording:

- Make the Zoning Code easier to use
- Make the categories easier to understand such as RS for residential and NC for Neighborhood Commercial
- Use a table format so you have use classifications not laundry lists
- Equalize emphasis between land use, form and impact requirements
- Develop Transit Oriented Districts

Proposed changes for Single Residence Districts include:

- Increase allowable roof area in R1-6; which would help people to reinvest in older areas of Mesa
- Allow encroachments into front yards by allowing 10' setbacks for residential portion, but keeping the 20' setbacks for garages, which would reduce the "garagescape" views from the street
- Allow encroachments into side and rear yards
- Allow tandem parking on smaller lots
- Eliminate the number of stories from height requirements

Proposed Changes for multi-residences and commercial include:

- Increase densities to 15 du/acre in R-2; 20 du/acre per acre in R-3; and 30 du/acre in R-4
- Increase densities for pedestrian oriented projects
- Allowing options for open spaces such as on roof tops and patios
- Reducing building separations for pedestrian oriented or mixed uses
- Allowing on street parking to count toward required parking

Proposed Changes for commercial and industrial include:

- Create one acre minimum for employment districts
- Adopt foundation base for office uses
- Eliminate stories from height limits
- Delete building separation for industrial districts, but keep separations between industrial and commercial or residential
- Create form-based options for downtown like Mesa Proving Grounds

Boardmember Mizner was concerned with the increased lot coverage's for the RS-6 District. He thought 50% lot coverage would feel tight. He was also concerned with tandem parking, stating that very often garages are used for storage and now you would have a single wide parking area. He wanted the Technical Committee to consider where trash cans would go. He wondered how the building community would react to these proposed changes. He agreed with increases in

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densities for multi-residences, but did not agree with the reduction in parking to 1.1 spaces per unit (down from 2.1). He thought allowing on-street parking to be counted toward required parking was a bad idea; there would be no way to control who was parking on the street. He was also concerned with how 6' "visually transparent" walls in front yard would look as you drive through neighborhoods.

Chairperson Esparza thought the 6' fences could be allowed temporarily during remodeling.

Boardmember Coons hoped the revisions would make it easier for people to know what they can build. She was concerned with the reduction in parking. She stated Mesa is very mature and there are very few areas where you can walk to work or shopping. She was concerned that projects built without adequate parking would not be successful.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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